

093.0

0002

0003.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
605,600 / 605,600

APPRaised:

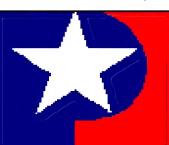
605,600 / 605,600

USE VALUE:

605,600 / 605,600

ASSESSED:

605,600 / 605,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRASER JACOB & COURTNEY JO
Owner 2:	
Owner 3:	

Street 1: 60 OVERLOOK RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MCGOURTY JOHN GARRETT -

Owner 2: LIFE ESTATE -

Street 1: 60 OVERLOOK RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,544 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 1398 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4544		Sq. Ft.	Site		0	70.	1.22	5									389,425						389,400	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		4544.000	213,200	3,000	389,400	605,600			
Total Card		0.104	213,200	3,000	389,400	605,600	Entered Lot Size		
Total Parcel		0.104	213,200	3,000	389,400	605,600	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	433.19	/Parcel: 433.1	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	213,200	3000	4,544.	389,400	605,600	605,600	Year End Roll	12/18/2019
2019	101	FV	187,700	3000	4,544.	395,000	585,700	585,700	Year End Roll	1/3/2019
2018	101	FV	187,700	3000	4,544.	294,800	485,500	485,500	Year End Roll	12/20/2017
2017	101	FV	187,700	3000	4,544.	267,000	457,700	457,700	Year End Roll	1/3/2017
2016	101	FV	187,700	3000	4,544.	255,900	446,600	446,600	Year End	1/4/2016
2015	101	FV	176,600	3000	4,544.	217,000	396,600	396,600	Year End Roll	12/11/2014
2014	101	FV	176,600	3000	4,544.	205,800	385,400	385,400	Year End Roll	12/16/2013
2013	101	FV	176,600	3000	4,544.	195,800	375,400	375,400		12/13/2012

Parcel ID 093.0-0002-0003.0

!7586!

PRINT

Date 12/10/20 Time 22:12:29

LAST REV

Date 12/26/19 Time 13:40:54

apro

7586

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION

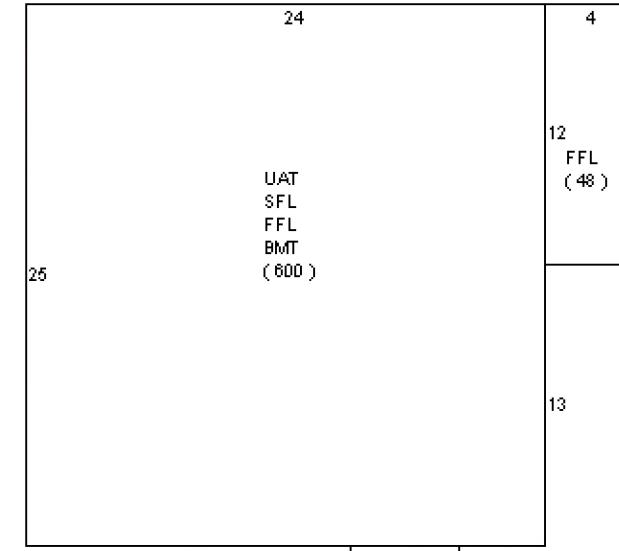
Type:	15 - Old Style	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Fair
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1926
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmnt Flr:	4 - Carpet
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98843086
Adj \$ / SQ:	173.470
Other Features:	47750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	309023
Depreciation:	95797
Depreciated Total:	213226

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.47
Special Features:	0	Val/Su Net:	105.91
Final Total:	213200	Val/Su SzAd:	170.83

MOBILE HOME

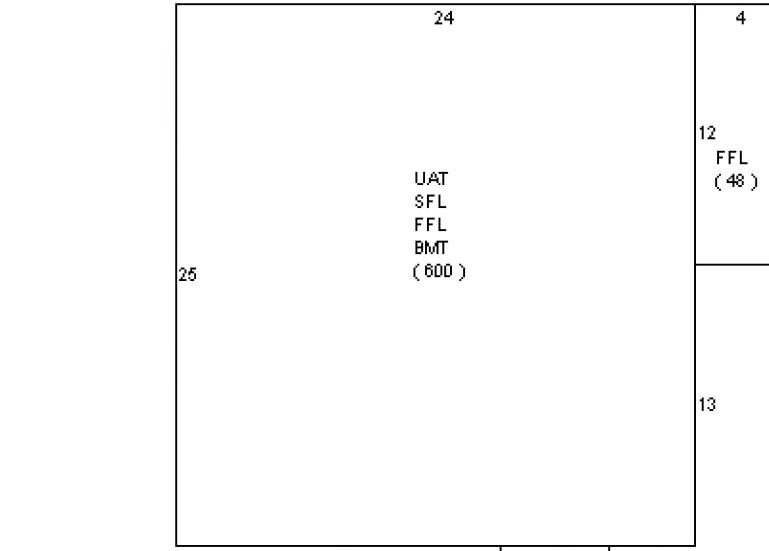
Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X17	A	AV	1926	29.71	T	40	101			3,000			3,000

COMMENTS

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SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	648	173.470	112,408						
BMT	Basement	600	56.200	33,722						
SFL	Second Floor	600	173.470	104,082						
UAT	Upper Attic	150	69.390	10,408						
OPF	Open Porch	15	43.490	652						
	Net Sketched Area:	2,013		261,272						
Size Ad	Gross Are	2463	FinArea	1398						

IMAGE
AssessPro Patriot Properties, Inc